

Comprehensive Plan Subcommittee Meeting Notes  
November 16, 2005

General Information:

PUD documents amended to reduce proposed lots from 288 to 258

- Attached units reduced from 120 to 94
- Smaller (K) lots reduced

No individual curb cuts proposed to Shady Nook Road – discussed location of a second access point from Shady Nook Road

- Committee concerned with location of any second access point (headlights)

Petitioner stated landscaping ordinance will be adhered to – buffering planting and yards will meet current standards.

Staff suggested “upsizing” ponds where possible to accommodate future upstream detention need

Petitioner stated a “trail staging” area would be provided for access to the proposed trail. Details regarding improvements (benches, parking, rest rooms) were not provided.

Art Huser (abutting property owner) asked questions about the traffic study, including where the information was collected and when. He also asked about the current drainage situation and voiced concerns about existing culverts. The petitioner offered a brief explanation of drainage calculation and stormwater management requirements.

Ron Morris (abutting property owner) stated that he had not received an e-mail regarding the meeting date, and asked if meeting notes would be posted on-line. He stated concerns with the views from the upper floors of townhome units internal to the project. He also had questions about making the intersection of 191<sup>st</sup> and Shady Nook Road a three-way stop.

The committee thanked the petitioner for responding to the request for additional information, then voiced individual concerns:

Jim Peyton

- Not sure church should be considered open space, is still concerned with the open space calculations.
- Not sure proposed open space improvement equals the degree of reduced lot size, number of town homes.
- Believes a reduced density for the project is more appropriate.
- By his calculations of the SF-2 zoning, 229 units would be permitted.

- Stated that he previously advocated for a clubhouse with the attached component, petition still doesn't show on site plan or include requirement in ordinance.

Gloria Del Greco

- Mentioned the possibility of a trailhead on 186<sup>th</sup> Street, expressed some concerns over bringing outside persons into the development to use trailhead.
- Stated that the proposed site plan appeared to be "over-packed," stated she preferred additional open space.
- Stated a desire to reduce the number of proposed alley-fed units.

Carolyn Stevenson

- Interested in notes from discussions with WPWD regarding street sizes, turning radiuses and emergency access. Questioned the traffic flow through proposed alleys.
- Remains concerned with project density.
- Regarding the submitted traffic study – stated that some citizens were still concerned with validity, asked where counters were located.
- Stated that she wasn't overly concerned with the number of alley fed units.